

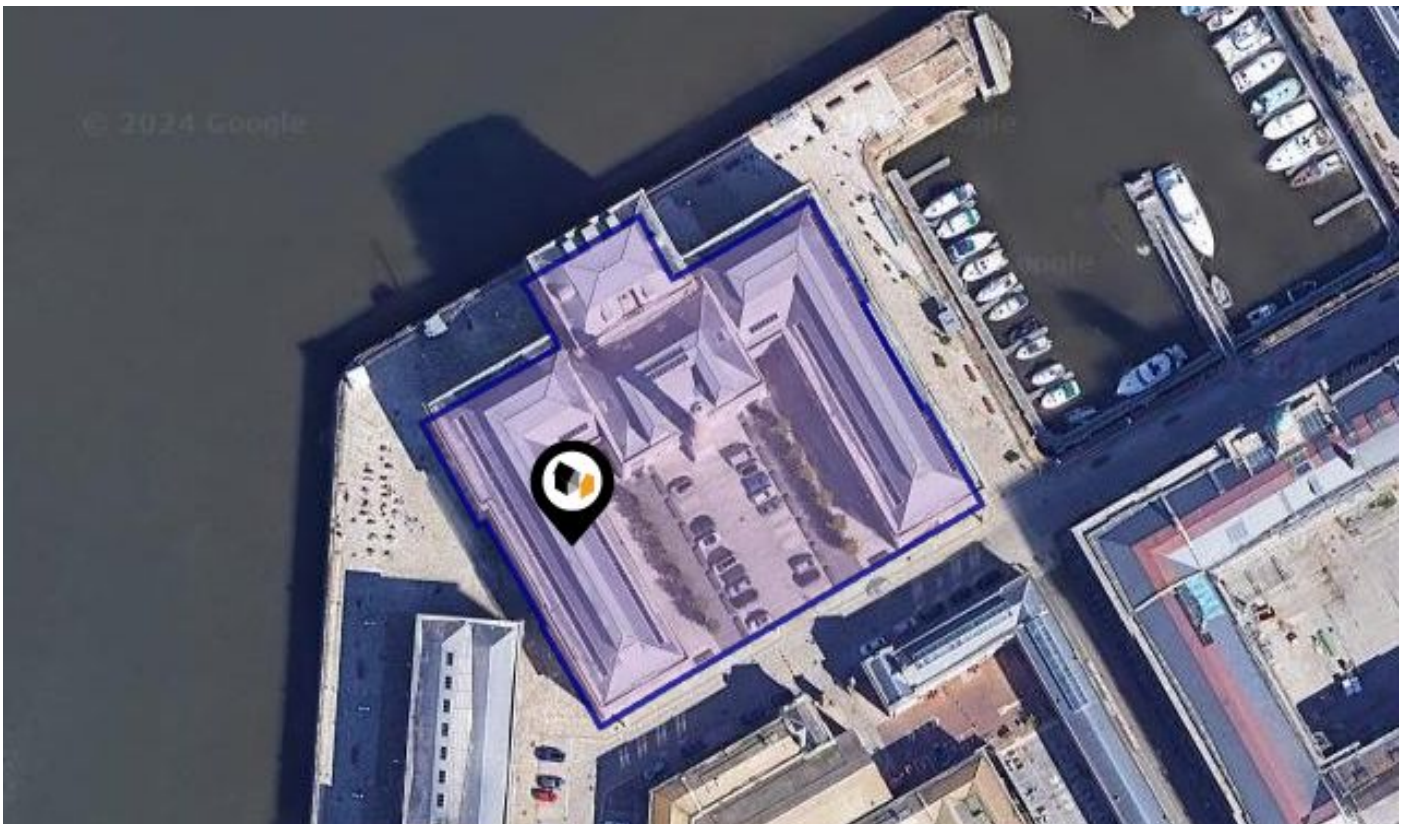


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31<sup>st</sup> July 2024



**8, ROYAL WILLIAM YARD, PLYMOUTH, PL1**

## Lang Town & Country

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## Property

|                      |  |                        |  |
|----------------------|--|------------------------|--|
| <b>Type:</b>         | Holiday Let/Accommodation/Short-Term Let Other Than CH01 | <b>Tenure:</b>         | Leasehold                                  |
| <b>Bedrooms:</b>     | 3  | <b>Start Date:</b>     | 30/03/2006                                 |
| <b>Floor Area:</b>   | 1,743 ft <sup>2</sup> / 162 m <sup>2</sup>               | <b>End Date:</b>       | 24/06/2126                                 |
| <b>Plot Area:</b>    | 1.23 acres   | <b>Lease Term:</b>     | 125 years (less 10 days) from 24 June 2001 |
| <b>Year Built :</b>  | 2006   | <b>Term Remaining:</b> | 101 years                                  |
| <b>Council Tax :</b> | Band Deleted   |                        |  |
| <b>Title Number:</b> | DN531405   |                        |  |

## Local Area

|                           |                      |
|---------------------------|----------------------|
| <b>Local Authority:</b>   | Plymouth             |
| <b>Conservation Area:</b> | Stonehouse Peninsula |
| <b>Flood Risk:</b>        |                      |
| • Rivers & Seas           | No Risk              |
| • Surface Water           | Very Low             |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|   |  |   |
|---|--|---|
| <b>4</b><br>mb/s  | <b>80</b><br>mb/s  | <b>-</b><br>mb/s  |
|  |  |  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## Freehold Title Plan



**DN386955**

## Leasehold Title Plan



**DN531405**

Start Date: 30/03/2006  
End Date: 24/06/2126  
Lease Term: 125 years (less 10 days) from 24 June 2001  
Term Remaining: 101 years

8, Royal William Yard, PL1

Energy rating

**B**

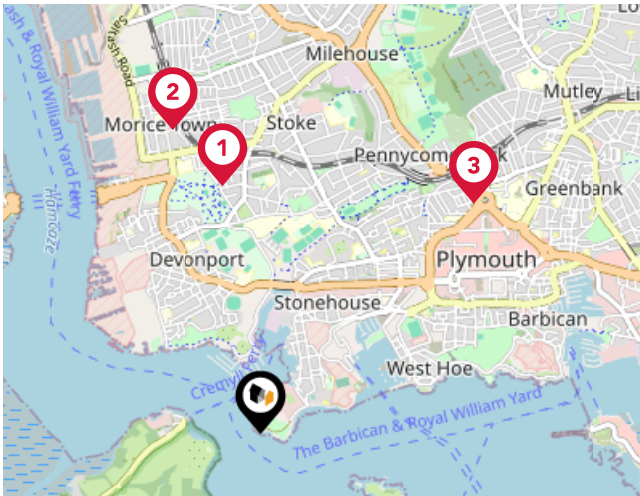
Valid until 30.03.2026

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 81   <b>B</b> | 82   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

## Additional EPC Data

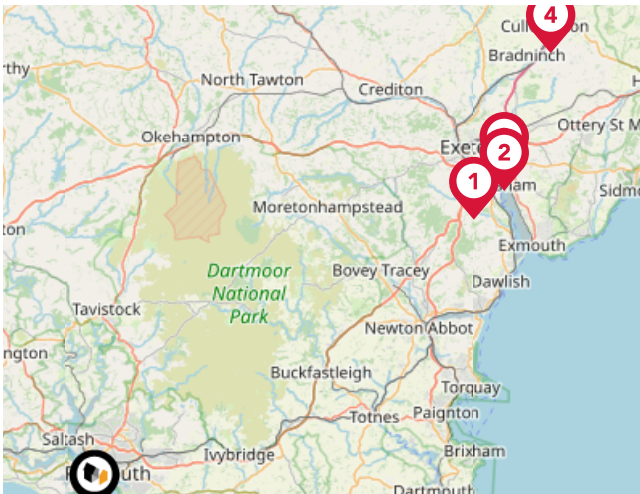
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | End-Terrace   |
| <b>Transaction Type:</b>            | Marketed sale   |
| <b>Energy Tariff:</b>               | Unknown   |
| <b>Main Fuel:</b>                   | Mains gas (community)                                 |
| <b>Main Gas:</b>                    | Yes   |
| <b>Floor Level:</b>                 | 2nd   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002         |
| <b>Previous Extension:</b>          | 1   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural   |
| <b>Walls:</b>                       | Sandstone or limestone, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated (assumed)                          |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Community scheme                                      |
| <b>Main Heating Controls:</b>       | Flat rate charging, TRVs                              |
| <b>Hot Water System:</b>            | Community scheme                                      |
| <b>Hot Water Energy Efficiency:</b> | Very Good   |
| <b>Lighting:</b>                    | Low energy lighting in 50% of fixed outlets           |
| <b>Floors:</b>                      | (another dwelling below)                              |
| <b>Total Floor Area:</b>            | 162 m <sup>2</sup>                                    |

# Area Transport (National)



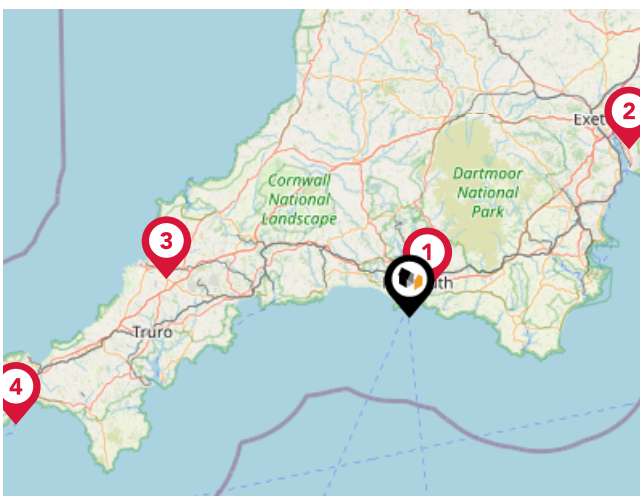
## National Rail Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Devonport Rail Station           | 1.19 miles |
| 2   | Dockyard (Plymouth) Rail Station | 1.5 miles  |
| 3   | Plymouth Rail Station            | 1.49 miles |



## Trunk Roads/Motorways

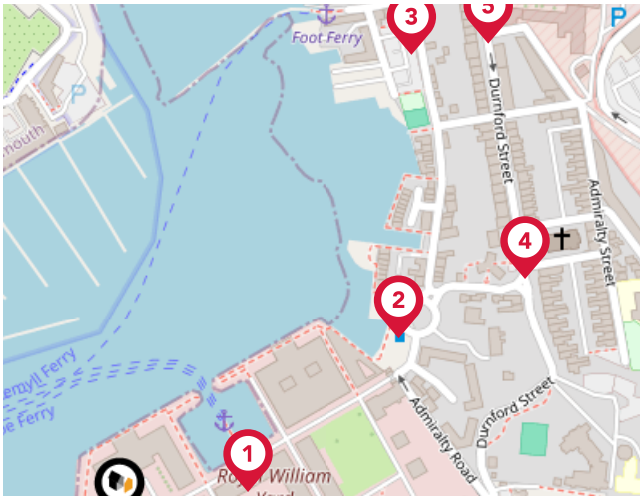
| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 36.14 miles |
| 2   | M5 J30 | 39.29 miles |
| 3   | M5 J29 | 40.06 miles |
| 4   | M5 J28 | 48.72 miles |



## Airports/Helipads

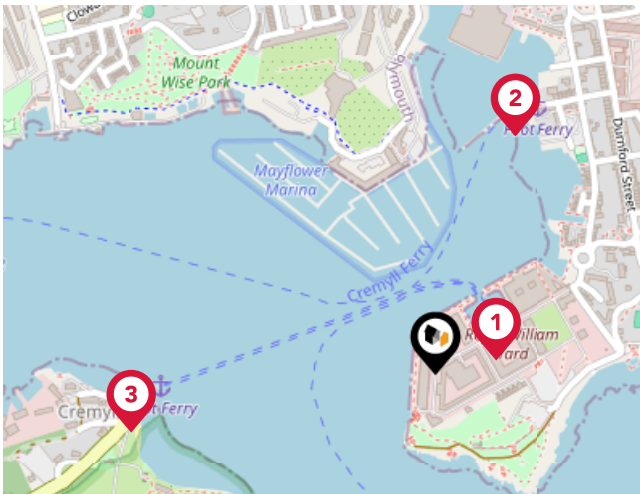
| Pin | Name                         | Distance    |
|-----|------------------------------|-------------|
| 1   | Plymouth City Airport        | 4.9 miles   |
| 2   | Exeter International Airport | 41.71 miles |
| 3   | Newquay St Mawgan Airport    | 37.45 miles |
| 4   | Penzance Airport             | 61.92 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Inside Royal William Yard | 0.08 miles |
| 2   | Royal William Yard        | 0.2 miles  |
| 3   | Cremyll Street            | 0.32 miles |
| 4   | St Paul's Church          | 0.28 miles |
| 5   | Admiralty Street          | 0.36 miles |



## Ferry Terminals

| Pin | Name                                 | Distance   |
|-----|--------------------------------------|------------|
| 1   | Royal William Yard Ferry Landing     | 0.07 miles |
| 2   | Plymouth Stonehouse Ferry Terminal   | 0.3 miles  |
| 3   | Cremyll Mount Edgcombe Ferry Landing | 0.37 miles |

## Important - Please Read

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# Lang Town & Country

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